£165,000

Fratton Way, Southsea PO4 8FD

HIGHLIGHTS

- 3RD FLOOR APARTMENT
- 2 BEDROOMS
- 2 BATHROOMS
- BALCONY
- OPEN PLAN LIVING SPACE
- UNDERGROUND PARKING
- IDEAL FIRST TIME BUY
- CENTRAL LOCATION
- NO ONWARD CHAIN
- CALL TO VIEW

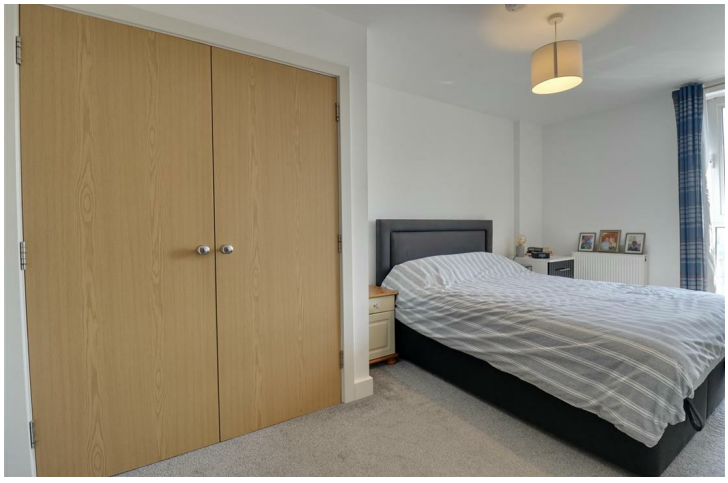
** IMPRESSIVE APARTMENT IN HEART OF SOUTHSEA OFFERED CHAIN FREE **

We are delighted to bring to market this well presented apartment in Vista, offered chain free and with ALLOCATED UNDERGROUND PARKING. Ideal for a FIRST TIME BUYER, this great apartment is ready to move in to and enjoy immediately.

Situated on the 3rd floor, the accommodation comprises 2 bedrooms (one with en-suite shower room), family bathroom and open plan kitchen / lounge arrangement with a balcony to enjoy. The property is well presented and offers both a spacious and attractive property for the next lucky owner.

The location is hugely convenient with you being close to the train station, within the heart of a popular shopping estate and a short distance to the seafront. A great opportunity that must be viewed at the earliest opportunity

Call today to arrange a viewing
02392 864 974
www.bernardsea.co.uk



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PROPERTY INFORMATION

LOUNGE / KITCHEN
11'8" x 23'1" (3.58 x 7.04)

BEDROOM 1
9'0" x 15'7" (2.75 x 4.77)

EN-SUITE SHOWER ROOM
6'7" x 7'0" (2.03 x 2.15)

BEDROOM 2
8'11" x 11'8" (2.72 x 3.56)

BATHROOM
8'3" x 7'0" (2.52 x 2.15)

BALCONY
8'3" x 4'10" (2.54 x 1.48)

UNDERGORUND PARKING

Anti-Money Laundering (AML)
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

Council Tax Band B
Bernards Estate Agents cannot confirm the exact cost of this property council tax banding, for an up to date estimate, please contact your local authority

Leasehold Information
Lease Length: 108 years Ground Rent: £250pa Service Charge: £3910pa
Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

Offer Check Procedure -
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

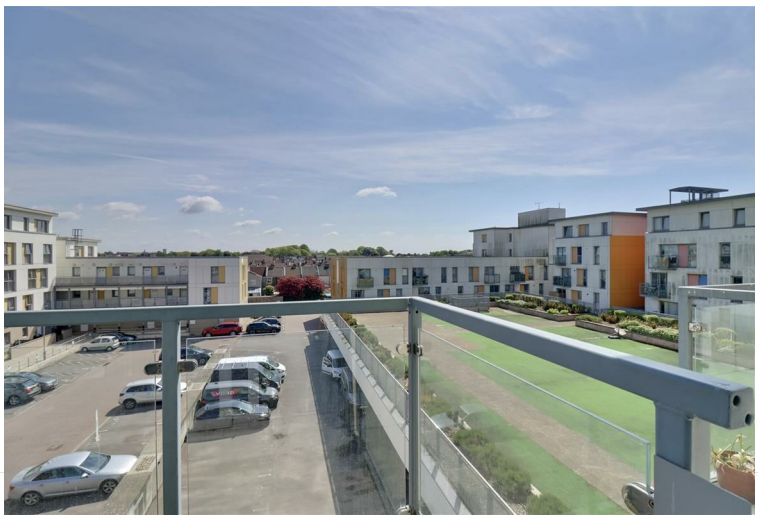
Property Tenure
Leasehold

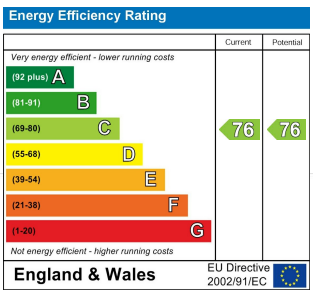
Removal Quotes
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

Solicitor
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

Bernards Mortgage & Protection
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!





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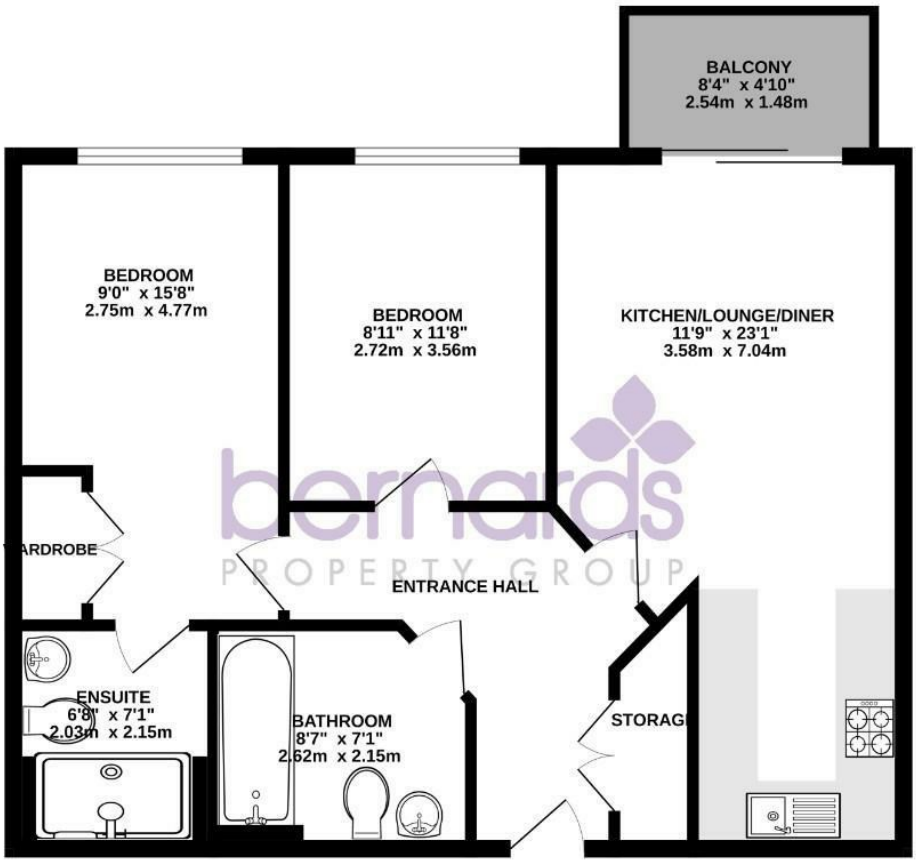
APARTMENT FLOOR
682 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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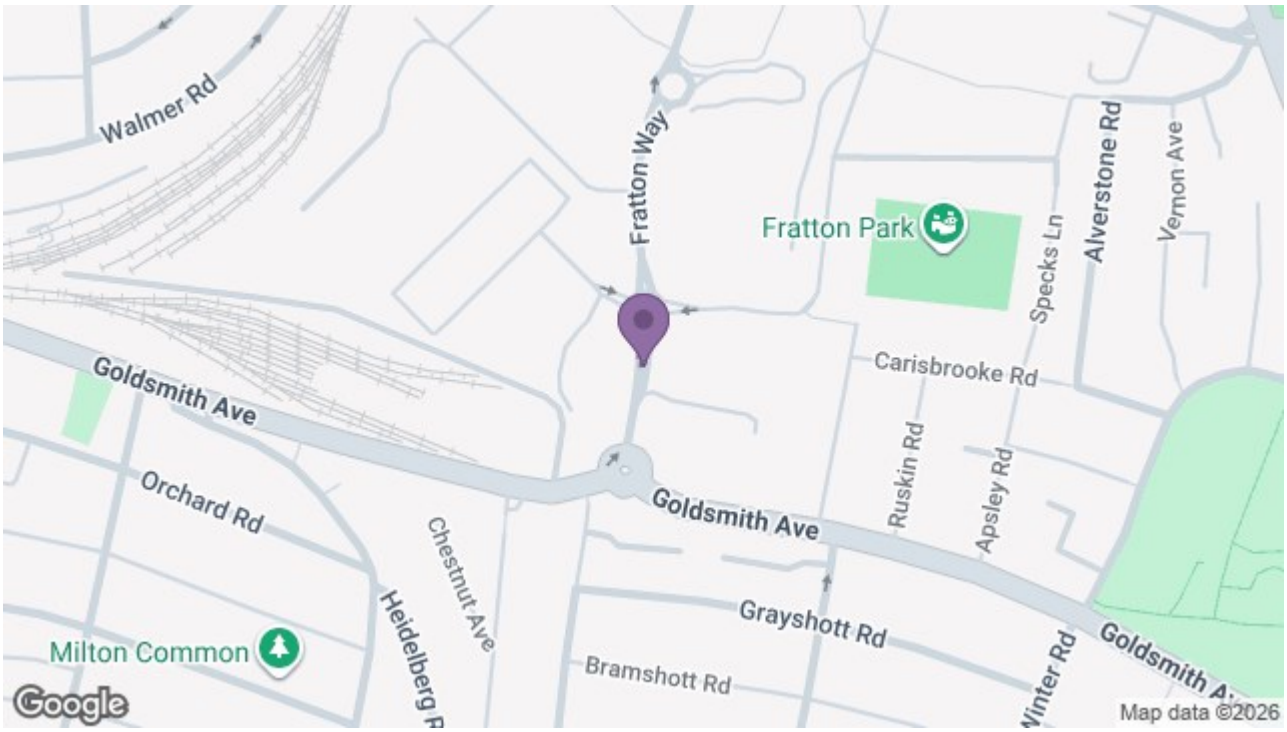

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